

PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, July 29, 2015

CALL TO ORDER: 7:01 pm by Vice Chair Jennifer Davis

MEMBERS PRESENT: Vice Chair Jennifer Davis, Janice Huxford, Mirza Avdic, Linda Hoult, Gary Petershagen, Vicky Oslund

MEMBERS ABSENT: Tom Matlack

STAFF PRESENT: Director Becky Ableman-McCrary, Lead Senior Planner Russ Wright, Associate Planner Stacie Pratschner, and Clerk Jill Meis

OTHERS PRESENT: None

Excused Absence: Commissioner Hoult made a motion to excuse Commissioner Matlack, Petershagen 2nd. Motion carried 6-0-01

Guest business: None.

Action Items:

1. *Approve July 15, 2015 Meeting Minutes.* Commissioner Hoult made a motion to approve July 15, 2015 minutes, Commissioner Avdic 2nd. Motion carried 5-0-1-1.

Public Hearing A: 2015-2035 Comprehensive Plan

PC Chair Opens Meeting - Commissioner Hoult opened the public hearing, Commissioner Huxford 2nd. Motion carried 6-0-01.

Staff Presentation – Lead Senior Planner Russ Wright presented the Comprehensive Plan with the edits and additional comments from the Planning Commission incorporated into the draft. He also went over the comments and distributed information from the Puget Sound Regional Council review. Director Ableman-McCrary gave updated information about the capital facilities and transportation plan. She also gave an update to the funding and phasing of the Cavalero Park project. Staff made a recommendation to Planning Commission to forward their recommendation to City Council.

Commissioner's questions for staff – Commissioner Petershagen asked about the SR 9 and SR204 project design. Director Ableman-McCrary stated the City's preferred design is a round-a-bout. Commissioner Huxford asked about the sewer connection potentially reaching Hartford. Director Ableman-McCrary said the sewer does not follow that direction so the sewer connection would not come closer. Commissioner Hoult asked for clarification regarding the spelling of "Cavalero", Director Ableman-McCrary said it is spelled two different ways intentionally due the County and Family spelling it differently. Commissioner Hoult also asked for clarification on the term the County uses for their Comprehensive Plan. Commissioner Huxford suggested the boat launch potential funding be released to the local paper.

Proponent's comments – None

Comments from the audience – None

Proponent rebuttal comments – None

Comments from the audience – None

Proponent rebuttal comments – None

Close public comments portion of hearing by motion- Commissioner Hoult made motion to close public portion, Commissioner Huxford 2nd, motion carried 6-0-0-1.

Close public hearing- Commissioner Hoult made a motion to close public hearing, Commissioner Avdic 2nd, motion carried 6-0-0-1.

Commission Action by Motion – Commissioner Hoult made motion to recommend the 2015-2035 Comprehensive Plan Update to City Council, Commissioner Avdic 2nd, motion carried 6-0-0-1. Commissioner Hoult amended the motion to include the comments made by Puget Sound Regional Council, Commissioner Avdic 2nd, motion carried 6-0-0-1.

Public Hearing B: High Urban Residential (HUR) Impervious Surface Allowance Code Amendment to Lake Stevens Municipal Code (LSMC) Title 14.48.055.

PC Chair Opens Meeting - Commissioner Huxford opened the public hearing, Commissioner Avdic 2nd. Motion carried 6-0-01.

Staff Presentation – Associate Planner Stacie Pratschner presented the proposed code amendment and gave a background and demonstrated how the project proponent has met the application requirements and the code is consistent with the Comprehensive Plan Land Use Designation and surrounding jurisdictions.

Commissioner's questions for staff – Commissioner Hoult asked if staff could provide a background on why the City has a 40% impervious surface allowance. Director Ableman-McCrary said the City adopted this policy at a time when the storm water detention requirements were less than today's requirements. Commissioner Hoult voiced concern for the environmental impacts and wanted clarification on the areas that would be affected by the code amendment. Commissioner Petershagen and Commissioner Davis stated the zoning is already in place and passing the code amendment would bring the zoning and the density requirements in line. Commissioner Huxford asked if anyone has gone to surrounding jurisdictions to see what the increased impervious surface looks like. Staff explained that the increased impervious surface exists in several plats already that the City inherited from the County in the annexation process.

Proponent's comments – None

Comments from the audience – None

Proponent rebuttal comments – None

Comments from the audience – None

Proponent rebuttal comments – None

Close public comments portion of hearing by motion- Commissioner Huxford made motion to close public portion, Commissioner Avdic 2nd, motion carried 6-0-0-1.

Close public hearing- Commissioner Huxford made a motion to continue public hearing, Commissioner Hoult 2nd, motion carried 6-0-0-1.

Commission Action by Motion – None

Discussion Items: None

Commissioner Reports: None

Planning Director Report: Director Ableman-McCrary extended her thanks for a good Aquafest and Lead Senior Planner Wright presented the choices for the Comprehensive Plan cover art and asked for input.

Adjourn: Motion by Commissioner Hoult, Commissioner Petershagen 2nd, motion carried 6-0-0-1. Meeting adjourned at 7:51 p.m.



Tom Matlack, Chair



Jill Meis, Clerk, Planning &
Community Development

